



# CAPITAL Development BOARD

## Building a Better Illinois

Bruce Rauner, Governor   James Reilly, Chairman

### BOARD BOOK

**November 10, 2015**

**11:00 a.m.**

**Video-Conference between:**

**James R. Thompson Center  
100 West Randolph Street, Suite 14-600  
Chicago, Illinois**

**Illinois Dept. of Transportation  
1102 East Port Plaza  
Collinsville, Illinois**

**Robert Oxtoby Board Room  
Wm. G. Stratton Office Building  
401 S. Spring St., 3rd Floor  
Springfield, Illinois**

**BOARD MEMBERS:**

James Reilly, Chairman  
Glyn Ramage  
Stewart Muñoz  
Miles Beatty, III  
William A. Lowry, Sr.  
Steve Orlando  
Pam McDonough

Jodi Golden, Executive Director



## **CAPITAL DEVELOPMENT BOARD**

**November 10, 2015, 11:00 a.m.**

**Video-Conference**

**between**

**the following three locations:**

**James R. Thompson Center**

100 West Randolph Street

Suite 14-600

Chicago, Illinois

**Robert Oxtoby Board Room**

3<sup>rd</sup> Floor Stratton Building

401 S. Spring Street

Springfield, Illinois

**IDOT Office**

1102 East Port Plaza

Collinsville, Illinois

**1. CALL TO ORDER**

2. Swearing-in of new Board Member

3. Roll Call of Members

4. Confirmation of a Quorum

**PRELIMINARY ITEMS**

5. Adoption of Agenda

6. Election of Vice-Chairperson

7. Approval of October 13, 2015 Minutes ..... 1-4

8. Approval of October 13, 2015 Executive Session Minutes

9. Approval of October 30, 2015 Special Board Meeting Minutes ..... 5-6

10. Introduction of Guests

**BOARD ACTION**

11. Staff Recommendations for Architect/Engineer Selections

Department of Military Affairs..... 7-9

12. Proceed Order for Olive-Harvey College

13. Proceed Order for the Renovate and Upgrade Facility project at Joliet

**EXECUTIVE SESSION**

14. Imminent and Pending Litigation (5 ILCS 120/2(c)(11))

Staff contact: Candy Murphy 217.782.8726

SUBJECT: Meeting Minutes for October 13, 2015 Board Meeting

The October 13, 2015 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

**Chicago**

Jim Reilly, Chairman  
Miles Beatty, III  
William Lowry, Sr.  
Steve Orlando  
Stewart Muñoz

**Collinsville**

Glyn Ramage

Others present:

**Chicago**

Jodi Golden, CDB  
Ron Wright, CDB  
Andrea Bauer, CDB  
Mike Wilson, CDB  
Amy Romano, CDB  
James Cockrell, CDB  
Karla Springer, CDB  
Blanca Arteaga, CDB  
David Marshall, KJWW  
Scot Parker, Legat Architects  
Bruce Locke, CDB  
Lawrence Berger, IMSA  
Jaclyn O'Day, CDB  
Jesse Martin, CDB  
Leonard E. McGee, CDB  
Andres Padua, CDB

**Springfield**

Candy Murphy, CDB  
Kirk Fernandes, CDB  
Kathryn Martin, CDB  
Don Broughton, CDB  
Sandy Bogue, CDB  
Lisa Mattingly, CDB  
Lauren Noll, CDB  
Gus Behnke, CDB  
Marcy Joerger, CDB  
Heidi Hildebrand, CDB  
Van Austin, CPO

The meeting was called to order at 11:05 a.m.

Candy Murphy took roll call. For the record, Chairman Reilly and members Miles Beatty, William Lowry and Steve Orlando were present at the Chicago meeting site. Member Glyn Ramage was present at the Collinsville meeting site.

Mr. Beatty moved and Mr. Lowry seconded a motion for the adoption of the agenda. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Orlando moved and Mr. Lowry seconded a motion to approve the minutes of the September 15, 2015 meeting. Chairman Reilly called for a vote, and the motion was approved unanimously.

All attendees and guests in Springfield and Chicago introduced themselves to the Board. There were no guests in Collinsville. Stewart Muñoz joined the meeting already in progress.

Chairman Reilly presented a Resolution to Peter J. O'Brien, Sr. for his faithful and successful service to the Capital Development Board since his appointment to the Board on March 28, 2011.

Mr. Beatty moved and Mr. Lowry seconded a motion to approve the Resolution for Peter J. O'Brien. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Proceed Order to the Board:

**Proceed Order – ICCB College of Lake County**

Science Addition and Renovations

Grayslake, Lake County, Illinois

CDB Project No. 810-056-025

A/E: Legat Architects

**Proceed Order for Path Construction ..... \$321,000.00**

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the Proceed Order. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Change Order to the Board. Mr. David Marshall with KJWW gave a visual presentation on the UIC College of Dentistry infrastructure, South Penthouse exterior, North Penthouse exterior and standing water on Penthouse roof.

**Change Order – IBHE College of Dentistry**

University of Illinois Chicago

Infrastructure Improvements

Chicago, Cook County, Illinois

CDB Project No. 830-030-154

A/E: Baily Edward Design, Inc.

**Proceed Order ..... \$109,668.01**

Mr. Muñoz moved and Mr. Lowry seconded a motion to approve the Change Order. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Cockrell presented the following A/E selection recommendation:

|    |             |  |   |
|----|-------------|--|---|
| 1. | 805-030-022 | Illinois Board of Higher Education<br>Illinois Math and Science Academy – Aurora<br>Renovation of the Northwest B-Wing<br>Kane County, Illinois<br>1. Bailey Edward Design, Inc.<br>2. STR Partners, LLC<br>3. The Architects Enterprise, Ltd. | Appropriation:<br>\$1,400,000<br>Project Cost:<br>\$1,400,000 |
|----|-------------|--|---|

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Cockrell noted the following Architect/Engineer selected by the Executive Director as an informational item:

|    |             |  |   |
|----|-------------|--|---|
| 2. | 040-010-105 | Department of Veterans' Affairs<br>Emergency Upgrade Domestic Water System<br>Quincy Veterans Home, Adams County<br>1. BRiC Partnership, LLC | Appropriation:<br>\$TBD<br>Project Cost:<br>\$TBD |
|----|-------------|--|---|

Mr. Muñoz moved and Mr. Lowry seconded a motion to move to Executive Session for the purpose of discussing the semi-annual review of closed-session minutes. Chairman Reilly called for a vote, and the motion was approved unanimously.

Executive Session convened at 11:45 a.m. One item of business was discussed.

Mr. Muñoz moved and Mr. Lowry seconded a motion to return to open session. Chairman Reilly called for a vote, and the motion was approved unanimously.

Regular session reconvened at 11:55 a.m.

After the semi-annual review of the Closed-Session Minutes (5 ILCS 120/2(c)(21)) in Executive Session, Amy Romano recommended that the following audio recordings be destroyed:

- January 14, 2014 (Item No. 13-9)
- February 11, 2014 (Items No. 14-1 and 14-2)

Mr. Muñoz motioned and Mr. Beatty seconded to destroy the Executive Session Minutes audio recordings. Chairman Reilly called for a vote, and the motion was approved unanimously.

Amy Romano recommended that the following Executive Session Meeting Minutes be kept closed:

- March 10, 2015 (Items No. 15-2 and 15-3)
- April 14, 2015 (Item No. 15-4)
- June 9, 2015 (Item No. 15-9)

Mr. Muñoz motioned and Mr. Beatty seconded a motion to keep the Executive Session minutes closed. Chairman Reilly called for a vote, and the motion was approved unanimously.

Amy Romano recommended that the following Executive Session Meeting Minutes be opened:

- April 14, 2015 (Items No. 15-5 and 15-6)
- May 12, 2015 (Item No. 15-7)
- June 9, 2015 (Items No. 15-8 and 15-10)

Mr. Beatty motioned and Mr. Orlando seconded a motion to open the Executive Session Minutes. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Muñoz moved and Mr. Orlando seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:57 a.m.

SUBJECT: Meeting Minutes for October 30, 2015 Special Board Meeting

The October 30, 2015 Special Meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

**Chicago**

Jim Reilly, Chairman  
Stewart Muñoz  
Miles Beatty, III  
Steve Orlando

**Collinsville**

Glyn Ramage

Others present:

**Chicago**

Jodi Golden, CDB  
Ron Wright, CDB  
Andrea Bauer, CDB  
Mike Wilson, CDB  
Karla Springer, CDB  
Andres Padua, CDB

**Springfield**

Candy Murphy, CDB  
Amy Romano, CDB  
Tim Patrick, CDB  
Paula Sorensen, CDB  
Gerry Burlingham, CPO  
Van Austin, CPO  
Kathryn Martin, CDB  
Jaclyn O'Day, CDB

Lorri Lawton, CPO via teleconference

The meeting was called to order at 10:08 a.m.

Candy Murphy took roll call. For the record, Chairman Reilly and members, Stewart Muñoz, Miles Beatty and Steve Orlando were present at the Chicago meeting site. Member Glyn Ramage was present at the Collinsville meeting site.

Mr. Muñoz moved and Mr. Orlando seconded a motion for the adoption of the agenda. Chairman Reilly called for a vote, and the motion was approved unanimously.

All attendees and guests in Springfield and Chicago introduced themselves to the Board. There were no guests in Collinsville.

Mr. Wright presented the following Winterization Proceed Order to the Board:

**Proceed Order – Department of Veteran’s Affairs**  
Winterization - Construct 200 Bed Veterans’ Home  
Chicago, Cook County, Illinois  
CDB Project No. 040-080-001 Phase 2  
A/E: Harley Ellis Devereauz Corporation  
**Proceed Order for HC Construction Co ..... \$115,000.00**

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the Proceed Order. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Wright presented the following Winterization Proceed Order to the Board:

**Proceed Order – Department of Military Affairs**  
Winterization – Capital Improvements – Lincolns Challenge Academy  
Rantoul, Champaign County, Illinois  
CDB Project No. 546-282-003  
A/E: Ratio Architects, Inc.  
**Proceed Order for River City Construction Co ..... \$530,000.00**

Mr. Orlando moved and Mr. Muñoz seconded a motion to approve the Proceed Order. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Munoz moved and Mr. Orlando seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 10:20 a.m.



**SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers**

| <b>PROJECT NO.</b> | <b>FIRM/JOB DESCRIPTION</b>  | <b>ESTIMATED<br/>TOTAL PROJECT<br/>COST</b> |
|--------------------|--|---|
| 546-261-003        | Demolish Building No. 3 and Building No. 20<br>Department of Military Affairs<br>Peoria Army Aviation Support Facility, Peoria County<br><br><i>RECOMMENDED IN ALPHA ORDER:</i><br><br><i>AndersonBloom + Associates, Inc</i><br><i>ATSE Consultants, LLC</i><br><i>Poepping, Stone, Bach &amp; Associates, Inc.</i> | \$ 300,000                                  |
| 546-325-074        | Replace Bridge<br>Department of Military Affairs<br>Camp Lincoln (Springfield), Sangamon County<br><br><i>RECOMMENDED IN ALPHA ORDER:</i><br><br><i>Coombe-Bloxdorf, P.C.</i><br><i>Midwest Engineering Associates, Inc.</i><br><i>WHKS &amp; Co.</i>  | \$1,308,000                                 |

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**November 10, 2015**

**CDB PROJECT NO:** 546-261-003

**PROJECT DESCRIPTION:** Demolish Building No. 3 and Building No. 20

**PROJECT LOCATION:** Department of Military Affairs  
Peoria Army Aviation Support Facility,  
Peoria County

**APPROPRIATION AMOUNT:** \$ 300,000

**ESTIMATED TOTAL PROJECT COST:** \$ 300,000

**PROJECT SCOPE OF WORK:**

Building No. 3 is a 13,369 square foot, one-story brick warehouse building constructed in 1953 with a concrete loading platform/dock. Building No. 20 is a 2,538 square foot metal storage building constructed in 1941.

The scope of work provides for the demolition and removal of Building No. 3 and Building No. 20. Building No. 3 and Building No. 20 are both currently part of the perimeter fence line. Security of the facility must be maintained during construction and an extension of the fence line to match existing will be required after the buildings are demolished. Building No. 3 is adjacent to Airport Road. Traffic control will be required during the project.

The scope of work includes excavating and backfilling the demolition sites with adequate soil bearing capacity to allow for future construction. The scope also includes reconnecting utility services that may be disturbed during construction.

This project will have an accelerated design and construction schedule with the Notice of Award issued to contractors by September 30, 2016. The Orientation Meeting will be held within one week of Board approval.

There are no MBE/FBE/VBE goals applied to the A/E team but participation is encouraged.

## **A/E SELECTION COMMITTEE RECOMMENDATIONS**

**November 10, 2015**

**CDB PROJECT NO:** 546-325-074

**PROJECT DESCRIPTION:** Replace Bridge

**PROJECT LOCATION:** Department of Military Affairs  
Camp Lincoln (Springfield),  
Sangamon County

**APPROPRIATION AMOUNT:** \$1,308,000

**ESTIMATED TOTAL PROJECT COST:** \$1,308,000

### **PROJECT SCOPE OF WORK:**

The existing Camp Lincoln Bridge is a 60 foot Pratt through truss steel bridge which was constructed sometime between 1905 and 1936 and was rehabilitated in 1943.

The scope of work provides for constructing a new structure adjacent to the existing bridge. The replacement structure is anticipated to be a precast concrete culvert bridge approximately 60 feet in length with a 24 foot wide pavement that is capable of supporting the user designated truck load. The scope also provides for required earthwork, signage and essential environmental compliance documentation.

This project will have an accelerated design and construction schedule with the Notice of Award issued to contractors by September 30, 2016. The Orientation Meeting will be held within one week of Board approval.

A combined MBE/FBE goal of 15 percent is applicable to the A/E team. A VBE goal of 3 percent is applicable to the A/E team.

## FY16 CDB BOARD MEETING SCHEDULE

| DATE                                | TIME       | LOCATION   |
|-------------------------------------|------------|--|
| July 14, 2015                       | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| August 11, 2015                     | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| CANCELED<br>September 8, 2015       | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| RESCHEDULED<br>September 15, 2015   | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| October 13, 2015                    | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| SPECIAL MEETING<br>October 30, 2015 | 10:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| November 10, 2015                   | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| December 8, 2015                    | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| January 12, 2016                    | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| February 9, 2016                    | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| March 8, 2016                       | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| April 12, 2016                      | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| May 10, 2016                        | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |
| June 14, 2016                       | 11:00 a.m. | Chicago, Springfield & Collinsville video-conference |